

00-0-1960

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-93
2-1-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located in the **Underwood Hills Neighborhood** – shall be changed as follows:

Tract 1: 1675-1751 DeFoor Avenue, N.W. – R-5 to R-4

Tract 2: 1718-1814 DeFoor Avenue, N.W./Davis Place, N.W./Davis Circle, N.W.
Davis Street, N.W. – R-5 to R-4

Tract 3: 1057-1075 Davis Place, N.W. and 1075-1085 Davis Circle, N.W. – R-5
to R-5-C

to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **187** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached plats.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-00-93
Tract 3

1. Site plan entitled "Davis Circle Site Plan" prepared by The Design Collaborative, and marked received by the Bureau of Planning February 1, 2001.

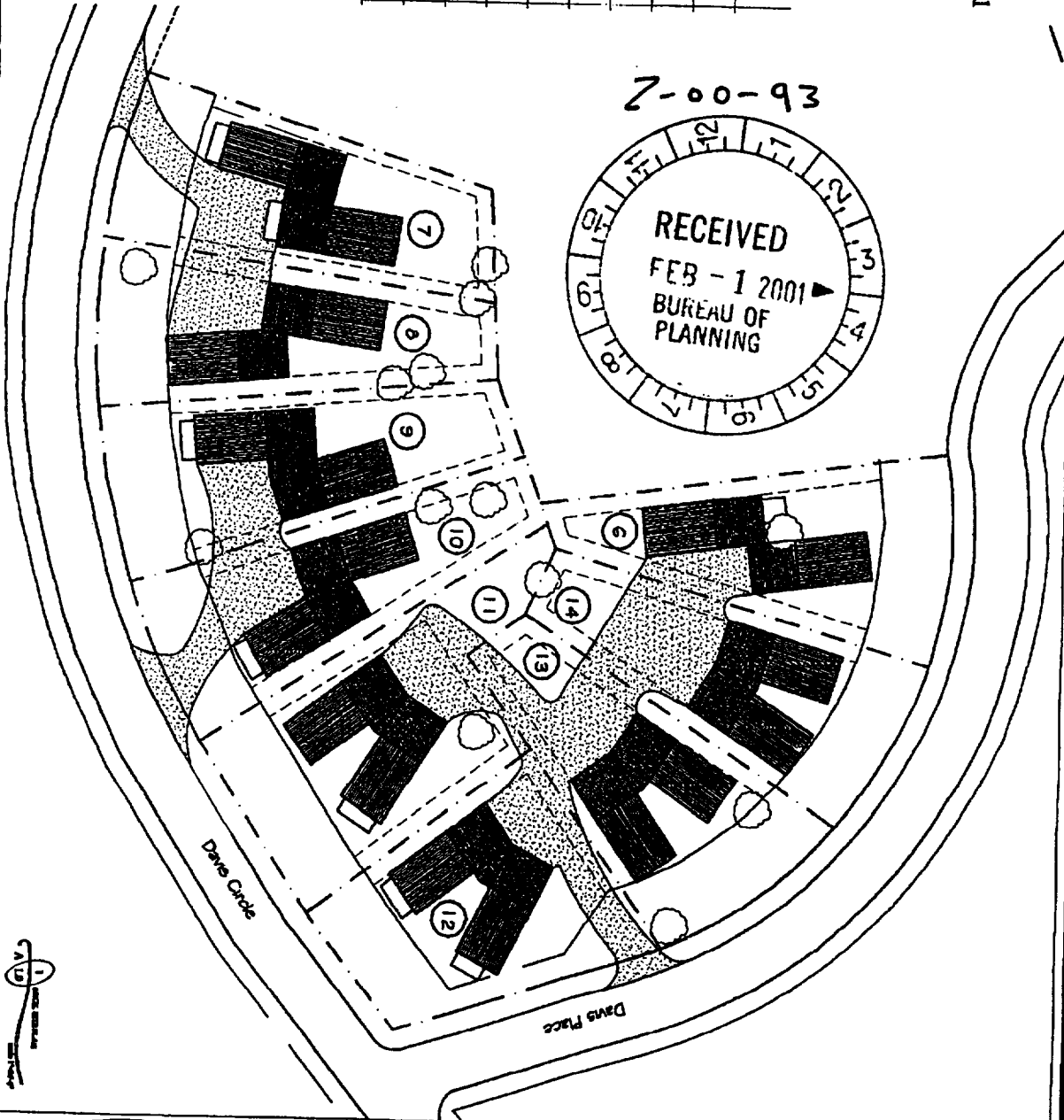
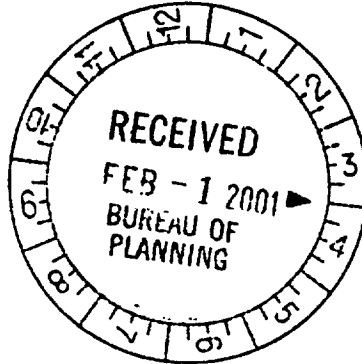
Zoning: R5 - Two Family Residential

Setbacks: Front 30'-0"
Side 7'-0"
Rear 7'-0"

Lot #	Lot Area	House Area	Drive Area	Max. Lot Coverage
7	9248	2250	2295	.49
8	8500	1976	1248	.37
9	9150	2174	976	.34
10	8851	2060	1999	.45
11	10426	2150	1486	.34
12	9043	2301	1838	.45
13	8650	2071	2046	.48
14	8652	2064	2040	.47
6	8944	2100	743	.32

Note: Lot area, house area, and drive area represented in square feet.
Note: Maximum Lot Coverage = (House Area + Drive Area) / Lot Area

2-00-93



A1.0

DAVIS CIRCLE SITE PLAN

residential development

thedesigncollaborativekai.com

architects - design - planning 87 N. Center St. Suite 1000, Portland, OR 97201. P. 503.255.4000. F. 503.255.4070.



RG-2

II

R 4

RG-2-C

R-5

PDH

RG-2

RG-2

CHATTANOOGUE

187

12

Tract 3

R-5 to R-5-C

Z-00-93

INDUSTRIAL

WILSON ST.